131.0	0003	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,741,000 / 1,741,000
					USE VALUE:	1,741,000 / 1,741,000
					ASSESSED:	1,741,000 / 1,741,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROWN VERNON R
Owner 2:	
Owner 3:	
Street 1:	24 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BROWN VERNON R--ETAL -
Owner 2:	STEWART WENDY -
Street 1:	24 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .687 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1903, having primarily Wood Shingle Exterior and 4050 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	29909.000	655,300	9,000	1,076,700	1,741,000
Total Card	0.687	655,300	9,000	1,076,700	1,741,000
Total Parcel	0.687	655,300	9,000	1,076,700	1,741,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.88 /Parcel: 429.88

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

84624

GIS Ref

GIS Ref

Insp Date

04/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0003-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	655,300	9000	29,909.	1,076,700	1,741,000		Year end	12/23/2021
2021	101	FV	635,000	9000	29,909.	1,076,700	1,720,700		Year End Roll	12/10/2020
2020	101	FV	634,600	9000	29,909.	1,076,700	1,720,300	1,720,300	Year End Roll	12/18/2019
2019	101	FV	486,200	9000	29,909.	1,136,500	1,631,700	1,631,700	Year End Roll	1/3/2019
2018	101	FV	502,200	9000	29,909.	837,500	1,348,700	1,348,700	Year End Roll	12/20/2017
2017	101	FV	502,200	9000	29,909.	801,600	1,312,800	1,312,800	Year End Roll	1/3/2017
2016	101	FV	502,200	9000	29,909.	741,700	1,252,900	1,252,900	Year End	1/4/2016
2015	101	FV	474,100	9000	29,909.	622,100	1,105,200	1,105,200	Year End Roll	12/11/2014

!10272!

PRINT

Date	Time
12/30/21	10:25:32

LAST REV

Date	Time
05/15/18	11:05:33
apro	

USER DEFINED

Prior Id # 1:	84624
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10272

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROWN VERNON R-	37594-338		1/7/2003	Family	1	No	No		
	13748-692		7/1/1979		117,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/27/2011	759	Re-Roof	12,000					
4/4/2002	272	Porch	9,000	C				REPAIR PORCH/PAINT
12/5/2001	98	Porch	5,000	C				NEW PORCH/ROOF-BAY
10/29/2001	853	Redo Kit	25,000	C				REMODEL KITCHEN-NE
11/13/1997	693	Redo Bat	1,000					REMODEL BATH
4/13/1993	102	Alterati	650					SKYLIGHT

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	MEAS&NOTICE	KB	Kevin B
4/17/2009	Meas/Inspect	163	PATRIOT
11/4/1999	Meas/Inspect	243	PATRIOT
7/30/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		29909		Sq. Ft.	Site		0	90.	0.40	10			Size	-20					1,076,724						1,076,700	

Total AC/HA:	0.68662	Total SF/SM:	29909	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 1,076,724	Spl Credit	Total: 1,076,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	14 - Comp Shingle		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1903	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	10
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.90925920
Const Adj.:	1.04029584
Adj $ / SQ:	122.967
Other Features:	119642
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	890370
Depreciation:	235058
Depreciated Total:	655312

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

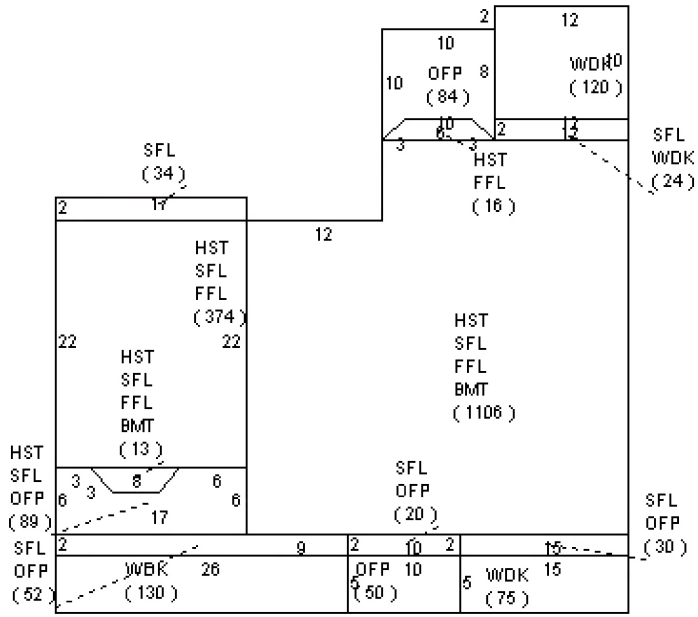
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	1997
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	163.55
Special Features:	0	Val/Su Net:	112.15
Final Total:	655300	Val/Su SzAd	161.80

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,742	122.970	214,208
FFL	First Floor	1,509	122.970	185,557
BMT	Basement	1,119	36.890	41,280
HST	Half Story	799	122.970	98,250
WDK	Deck	349	9.220	3,219
OFP	Open Porch	325	22.450	7,295

Net Sketched Area:	5,843	Total:	549,809
Size Ad	4050	Gross Area	6642	FinArea	4050
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 131.0-0003-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X22	G	GD	1911	25.85	T	30	101			8,000			8,000
A2	WOOD SHD	D	Y	1	12X13	G	GD	1911	9.10	T	30	101			1,000			1,000

More:	N	Total Yard Items:	9,000	Total Special Featues:		Total:	9,000

IMAGE

AssessPro Patriot Properties, Inc